SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3.

GENERAL RESIDENTIAL ZONE – DENSITY MANAGEMENT AREAS

1.0 Objectives
None specified.

2.0 Requirement before a permit is granted
A permit may be granted to use land, construct a building or to construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

3.0 Conditions and requirements for permits
The following conditions and/or requirements apply to permits:

- All residential development must be serviced with reticulated water and sewerage and underground, reticulated electricity.
- All residential development must be serviced with sealed roads and underground stormwater drainage.

4.0 Requirements for development plan
A development plan must include the following requirements:

- A description of the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- The identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- The provision of appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- The staging and anticipated timing of development.
- The provision of appropriate arrangements for the preservation or regeneration of existing vegetation.
- The provision of suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- The provision of a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.
- An indication of lots of at least 4000 square metres unless it can be demonstrated that the lots can be fully serviced, remnant vegetation can be retained and the proposed lot size is compatible with the general character of the area.